

Village Matters



Autumn-Winter 2013

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Liz Thomson Head of Lettings

Welcome to the latest edition of Village Matters. What a year it's been so far. The press has been filled with stories of a property market boom and whilst we can't testify that all you read is true, we can say one thing for sure – Mountgrange Heritage is booming! In fact we're very proud to announce the opening of our fourth office on Craven Terrace in Bayswater. The doors opened just a few weeks ago with a new team ready and raring to go. We are all really excited to expand into W2, which is very much on



Michael Wilson Head of Sales

the up. As well as the usual features on local entrepreneurs, we're also pleased to share news on the great arts projects we sponsor – Portobello Film Festival and KCMS. Read on for more details.

Hot foot it to Penelope Chilvers

Penelope Chilvers is already known to many locally as the creator of fabulous handmade footwear such as the Dandy slipper and Spanish Riding boot. But fans old and new will be delighted to hear about the September opening of her very first boutique in the perfect surroundings of Ledbury Road.



After 10 years of international success with clients across the globe including Kate Middleton, Alexa Chung and Cate Blanchett – and with a hugely successful online boutique, Penelope feels the opening of the boutique was a natural next step.



"I wanted to create a beautiful space in which to showcase my complete collection of footwear as well as the opportunity to offer more specialist retail services such as a bridal studio, bespoke Dandy slipper service and an accessories and gift range. My vision is to offer people an escape from the urban environment into one of serenity where they can take time to browse."

We love the Dandy slipper, which

is available in a range of beautiful North African inspired designs.

Or why not design your own using Penelope's bespoke service? Penelope Chilvers, Ledbury Road, W11 or find out more at penelopechilvers.com

A Cut Above The Rest

Located just 30 seconds from our Notting Hill office, Hair EQ does a roaring trade, not only with Mountgrange Heritage but also some of our clients as well. We caught up with co-owner Tareq Hashlamon to find out why Hair EQ is a cut above the rest.

"EQ stands for Experience and Quality. We are a unisex salon and cater for all types of haircuts and colour. We pride ourselves on the fact that most of our clients are very loyal; we get to know them and



their needs very well. Our clients are lovely and incredibly multicultural. That's why Notting Hill is so great – people are so diverse and so warm."

If you're looking for a welcoming salon where the stylists really know what they're doing, head to Hair EQ.

Hair EQ 127 Notting Hill Gate, W11 020 7243 3800

Make the most of your investment

Our Property Management and Refurbishment Department not only manages rental properties for our clients but can also advise buyers on how to invest in the appropriate level of refurbishment to maximise the rental potential of their properties.

Thalia Bryan, Director in charge of the department explains, "We offer a bespoke service to our clients; once our Sales team have secured the purchase, my team steps in to provide the appropriate refurbishment scheme for the property. Following completion of the sale, our trusted tradesmen and (continued on page 2) ►





SOLD Barlby Gardens, W10 £850,000



SOLD Stratford Road, W8 £1,250,000



SOLD Chepstow Crescent, W2 £2,250,000



SOLD Highlever Road, W10 £1,900,000



SOLD Blithfield Street, W8 £2,300,000

Our Sales Department has achieved some outstanding results for our clients. If you are considering selling your property and would like honest, accurate advice please call or email us to book a FREE valuation.

MOUNTGRANGE HERITAGE

► (continued from front cover) suppliers will then carry out the agreed work, with us overseeing the whole project. Our Lettings team is on hand to line up tenants while the works are in their final stages so that the landlord is receiving rent as soon as the project is complete!"

If you're thinking of buying to let in any of the areas we cover contact Thalia for advice on how to get the best out of your investment.

Thalia Bryan 020 7243 7880

thalia@mountgrangeheritage.co.uk



Blithfield – creating fabulous fabrics and wallpapers

Originally hailing from the States but very much Kensington locals, Liz Downing and Anne Dubbs have been running high end fabric and wallpaper supplier, Blithfield since 1997.



We caught up with them as they prepared their stand for Decorex 2013. "Blithfield takes period textile designs and turns them into elegant modern fabrics. It's been a labour of love for us since we launched the business over 15 years ago. As the name suggests, we're proud to call Kensington home – and have lived here for more than 27 years."

As well as traditional designs, Blithfield also take

inspiration from contemporary designers and weavers from across the globe. "My personal highlight from our collections has to be the production of the Peggy Angus collection, based on the beautiful lino block print archive of Peggy Angus," explains Liz.

You can find Blithfield stocked at Tissues d'Helene at the 421 Chelsea Design Centre East, Chelsea Harbour, London SW10 0XF and their complete range can be found on their website.

020 7460 6454 blithfield.co.uk



Bayswater Boom!

We are delighted to announce the opening of our fourth office on Craven Terrace, W2. The office, which opened in September, is ideally placed to serve the diverse areas of Bayswater, Paddington, Marble Arch and Hyde Park – giving Mountgrange Heritage even greater coverage in Central London.

The office was previously occupied by Alexander Gordon & Co, a family firm of Estate Agents whose owner, Colin Craven, has retired from estate agency. Impressed by the team at Mountgrange Heritage, Colin approached the Directors last year with an offer to take over his business.

Speaking about the opening of the office, Michael Wilson, Head of Sales said "The opening of our fourth office is the icing on the cake of a very ►



► successful 18 months. We are all hugely excited about our expansion into W2 as this is an area very much on the up. It gives our clients more exposure and allows us to offer a larger and more diverse portfolio of properties to buyers and tenants."

23 Craven Terrace, W2
020 7402 0700

mountgrangeheritage.co.uk



KCMS 53rd Season kicks off



The Kensington and Chelsea Music Society has just embarked on its 53rd season of concerts at Leighton House and once again we're proud to sponsor such a wonderful series of events.

Appropriately, the programme starts in October with a rousing celebration of the 75th birthday of local composer Howard Blake, OBE – especially well-known for his film scores such as *The Snowman* and *The Duellists*. Howard will be performing with violinist Madeleine Mitchell, a Professor of the Royal College of Music and Vice-President of KCMS.



November brings a 'literary concert' of words and music with Jessica Duchon reading from her own work, *Alicia's Gift*, with Viv McLean on piano. The last concert of 2013 is KCMS' own Britten centenary commemoration, with award-winning baritone Marcus Farnsworth and celebrated pianist Simon Lepper performing a veritable festival of Britten's work. Not to be missed!

Pop into one of our offices for a programme or visit kcmusic.org.uk

Values in the village...

Once again the UK property market finds itself under the scrutiny of the government and media with much talk of a boom or indeed a bubble. It's certainly true that the market has gone crazy this year. Prices being achieved in prime west London are now 40% and, in some cases, 50% higher than the 'peak prices' of 2007.

Many people are being priced out of the traditional hotspots of Notting Hill and Kensington, meaning the adjacent areas like Bayswater and North Kensington are becoming 'boom zones' with demand for property rocketing and extensive redevelopment occurring.

There is no such thing as a 'typical' buyer; we've had many British buyers this year alongside those from Asia, Europe and the Middle East. What they mostly have in common is that they have been cash buyers with no bank leverage at all. There has been activity at every level of the market, but the bracket between £500,000 and £2,000,000 has been the most energised, most likely driven by the new stamp duty regime.

The government backed Help to Buy Mortgage Guarantee was made available earlier this month to buyers of both new build and older properties up to £600,000 in value. We can only speculate about how this will affect an already feverish market. One thing is for sure, there has never been a better time to sell. I personally don't believe the London market is about to burst. What happens in the Eurozone will certainly have an impact but the bricks and mortar in this global city remain a very attractive investment.

...values that you'll love



LET Lansdowne Road, W11 £4,500 per week



LET Alma Terrace, W8 £5,500 per week



LET Lancaster Gate, W2 £450 per week



LET Highlever Road, W10 £1,350 per week



LET St Lukes Mews, W11 £750 per week

Our Lettings Department has had the most successful summer and are looking to continue this into the autumn. So if you are considering renting your property please call, email or pop into one of our offices to book a FREE valuation.



Portobello Film Festival

A highlight in the calendar for film buffs, the 18th annual Portobello Film Festival, sponsored by Mountgrange Heritage took place last month. Billed as a free feast for independent film lovers, films were shown across various venues in the area including the Portobello Pop-Up Cinema, set in a bay under the Westway and the Portobello World Cinema Festival

at Westbourne Studios. Art lovers also got their fix this year with the Portobello Urban Art Festival at the Louise Blouin Foundation featuring world leading artists from the urban art scene.

portobellofilmfestival.com



The Shop Where Time Never Stands Still

Raffety Fine Antique Clocks has been based on Kensington Church Street since (pardon the pun) time immemorial – or at least longer than any of us can remember. Owned by Nigel Raffety, the shop is one of those rare emporiums in which time seems to stand still. That is apart from all the ticking clocks of course!

Nigel has had a lifelong interest in horology, starting with one of the last traditional clock making apprenticeships in Clerkenwell, followed by experience at Christies London before opening Raffety Clocks back in 1979.

Over the years Raffety has become known as one of the premier resources for period European clocks serving collectors, private clients, museums and investors from all over the world. Nigel and his team stock barometers and all types of clock from the 17th century onwards and are on hand to provide a detailed background for each piece. If you're looking for a timepiece to add a touch of class to your surroundings then look no further.

79 Kensington Church Street, W8 020 7937 2220

raffetyclocks.com

Tickling the Ivories

Piano teacher Evie Preston is a client of ours and something of an institution in North Kensington. Originally from California, Evie moved to London in the 1960s and has called this area home ever since.

Evie teaches piano to students of all ages; the youngest is 5 and the oldest she's had was 65. She particularly enjoys teaching kids; "one of the most satisfying things is seeing those kids grow up into confident adults who stop me in the street to say hello." ►



► Not only does Evie offer private piano lessons from her home on Chesterton Road, W10 but she also plays professionally for ballet classes including the Royal Ballet and Chelsea Ballet.

So are there any famous students amongst the alumni? "I used to teach Stephen Wiltshire, renowned autistic artist and got to know him very well. He was an inspiration."

If you need someone to help you or your kids learn how to become an expert on the old Joanna we can't recommend Evie enough.

Evie Preston, 020 8969 0626 evleigh.t21@btinternet.com



Little Knickerbockers

Little Knickerbockers is the brainchild of local sisters Natalia Williams and Tamara Ward. Both mums to young children, they found it hard to find traditional clothes for their kids that didn't cost the earth. So they decided to do something about it. The result is Little Knickerbockers, a website jam-packed with classic baby's and kid's clothes that they have personally sourced from across the globe. Much of their stock is from the UK but they also source from the US and have a company in Kenya that produces their super cute hand-knitted animal jumpers.

Bestsellers since their launch last year include their classic pram coats and bloomers, as well as their range of cot quilts which make great gifts and double-up as play mats too!

littleknickerbockers.com

Stop Press! Paint Your Pet winner

Drum roll please...we're very pleased to announce the winner of the Paint Your Pet competition that we ran in our summer edition. She is Lola Ramage of Bracewell Road, W10. Well done Lola!

Here's the winning entry entitled Doggie's Day Out – Timmy. We just love the level of detail in this painting.



Designer *Edwin Belchamber* Editor *Charlotte Snook*
Feature photography *Christina Smith* Printed in London by *Splash Printing Ltd*

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Estate Agents Sales, Lettings & Management

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North Kensington Office 59 St Helen's Gardens, London W10 6LN 020 8960 0181

Notting Hill Office 153 Notting Hill Gate, London W11 3LF 020 7221 2277

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